Started but passed to AOS IN PROGRESS

tenants
Scott & Erin Holt

spoke w/ Alden 8/26
system is 275G
converted oil drum
with pipe into marsh

test pit @ 9/2 11AM

022.03

19

BM Home 13 JOB8
FB 69

9/3/14

1

MORAN & Ocean BLVD

0-10" 10YR3/2 FSL gf

10-22" 10YR 4/4 gravelly loamy Sand granular friable

22-36" 2.5Y 4/4 gravelly loamy Sand granular friable w/ redox

36" – 55" 5Y 4/2 gravelly loamy Sand friable massive

Est WT @ 22" Obs H2O @ 32" Roots to ± 24"

NOTES Sent to Gary Spaulding 12/18/14

10' HSE TO TANK

Chris Thompson
Mike Cuomo

KTIA

PIP on S/S drive

BS on S/S

NEED SHALLOW TANKS

Tanks to be watertight

NO Residual

OK for approx wetland boundary

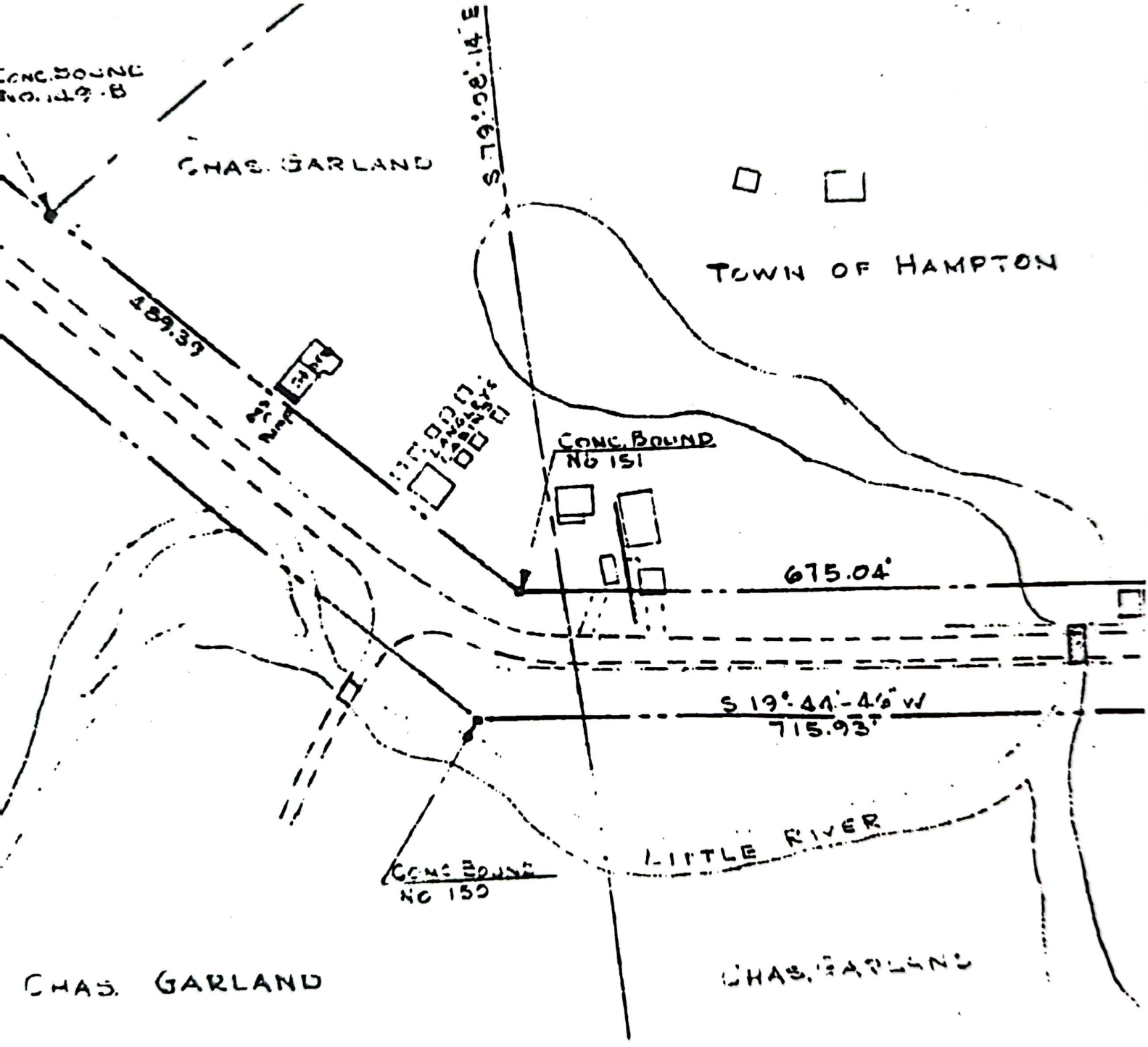
4K for new water meter pit or kill tree?

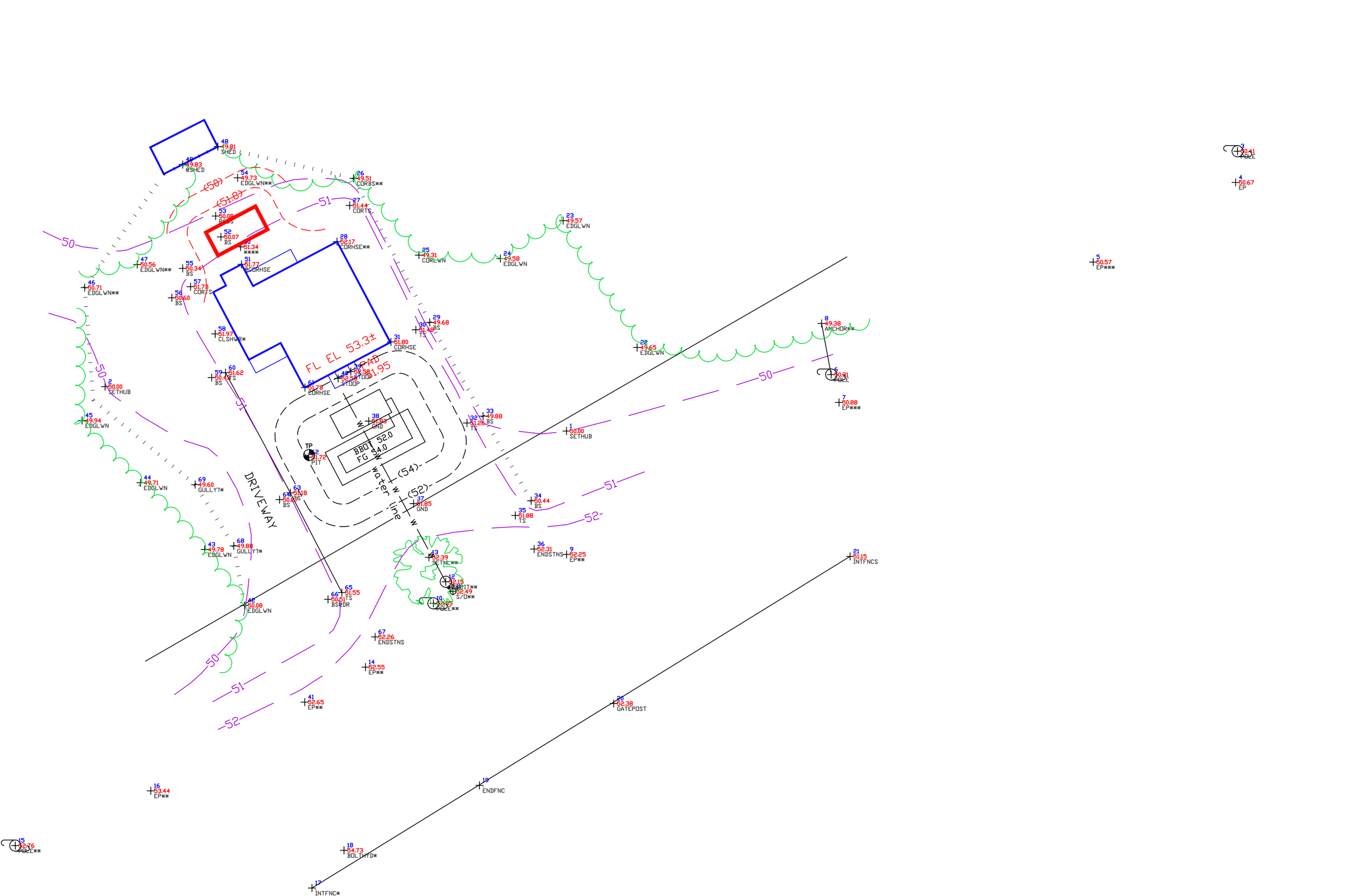
water line needs further

Poison sumac next to shed

Wetland / Ditch / Aquifer

Wetland LF 75' ±


CONC. BOUND
NO. 149-B
CHAS. GARLAND
S 79°-08'-14" E
TOWN OF HAMPTON
189.39
CONC. BOUND
NO 151
675.04'
S 19°-44'-46" W
715.93'
LITTLE RIVER
CONC BOUND
NO 153
CHAS. GARLAND
CHAS. GARLAND


FL EL 53.3±
BBDT 52.0
FG 54.0
DRIVEWAY
water line
1.95
50
51
52
(54)
(52)
1 50.00 SETHUB
2 50.00 SETHUB
3 50.41 FDCE
4 50.67 EP
5 50.57 EP
6 50.51 FDCE
7 50.88 EP
8 49.38 ANCHOR
9 52.25 EP
10 52.15 FDCE
11 52.49 S/D
12 52.15 INTFNCS
13 52.39 SETNL
14 52.55 EP
15 52.76 FDCE
16 53.44 EP
17 INTFNC
18 54.73 BOLTHYD
19 ENDFNC
20 52.38 GATEPOST
21 51.15 INTFNCS
22 49.65 EDGLWN
23 49.57 EDGLWN
24 49.58 EDGLWN
25 51.31 CORLWN
26 49.51 CORBS
27 51.44 CORTS
28 52.17 CORHSE
29 49.68 BS
30 51.49 TS
31 51.80 CORHSE
32 51.26 TS
33 49.88 BS
34 50.44 BS
35 51.88 TS
36 52.31 ENDSTNS
37 51.85 GND
38 51.83 GND
39 52.58 STOOP
40 52.34 STOOP
41 52.65 EP
42 50.08 EDGLWN
43 49.78 EDGLWN
44 49.71 EDGLWN
45 49.94 EDGLWN
46 50.71 EDGLWN
47 50.56 EDGLWN
48 49.81 SHED
49 49.83 SHED
50 50.34 BS
51 51.77 CORHSE
52 50.07 BS
53 50.09 BS
54 49.73 EDGLWN
55 50.34 BS
56 50.60 BS
57 51.73 CORTS
58 51.97 CLSHWL
59 50.44 BS
60 51.62 TS
61 51.79 CORHSE
62 51.72 PIT
63 51.18 TS
64 50.67 BS
65 51.55 TS
66 50.51 BS
67 52.26 ENDSTNS
68 49.88 GULLY?
69 49.60 GULLY?

```
Command= 210-
Point#, Start#-End# or G#= 1-255
```

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-01-2025-----				11:31:08	----------D:...\BMHOME13		
		50.00	SETHUB	1	5000.0000	5000.0000	
		50.00	SETHUB	2	5011.8906	4876.5111	TRA
		50.41	POLE	3	5074.9560	5179.6283	SS
		50.67	EP	4	5066.6078	5179.1162	SS
		50.57	EP***	5	5045.2647	5140.9712	SS
		50.31	POLE	6	5015.1302	5070.8525	SS
		50.88	EP***	7	5007.6682	5072.9581	SS
		49.38	ANCHOR**	8	5028.8253	5068.2853	SS
		52.25	EP**	9	4966.9600	5000.0408	SS
		52.35	POLE**	10	4953.8613	4964.3614	SS
		52.49	S/O**	11	4957.0238	4969.6024	SS
		52.15	MTRPIT**	12	4959.6369	4967.6775	SS
		52.39	SETNL**	13	4966.1530	4963.1845	SS
		52.55	EP**	14	4936.7540	4946.1893	SS
		52.76	POLE**	15	4888.9547	4852.4593	SS
		53.44	EP**	16	4903.6248	4888.7360	SS
			INTFNC*	17	4877.5812	4931.8703	SS
		54.73	BOLTHYD*	18	4887.6815	4940.4467	SS
			ENDFNC	19	4905.0791	4976.6949	SS
		52.38	GATEPOST	20	4927.0086	5012.6534	SS
		51.15	INTFNCS	21	4966.4358	5075.9108	SS
		49.65	EDGLWN	22	5022.3902	5018.8989	SS
		49.57	EDGLWN	23	5056.3429	4999.1081	SS
		49.58	EDGLWN	24	5046.1967	4982.3040	SS
		49.31	CORLWN	25	5047.1376	4960.4994	SS
		49.51	CORBS**	26	5067.6942	4942.9934	SS
		51.44	CORTS	27	5060.4140	4941.9694	SS
		52.17	CORHSE**	28	5050.7251	4938.5779	SS
		49.68	BS	29	5029.0884	4963.4145	SS
		51.48	TS	30	5027.1230	4959.6726	SS
		51.80	CORHSE	31	5023.8490	4953.0164	SS
		51.26	TS	32	5002.1636	4973.3677	SS
		49.88	BS	33	5004.0007	4977.6655	SS
		50.44	BS	34	4981.3207	4990.5360	SS
		51.88	TS	35	4977.3854	4986.3206	SS
		52.31	ENDSTNS	36	4968.3967	4991.3337	SS
		51.85	GND	37	4980.5649	4959.0699	SS
		51.83	GND	38	5002.6665	4947.0571	SS
		52.58	STOOP	39	5015.9182	4942.2642	SS

JOB #8 692MORAN [255]

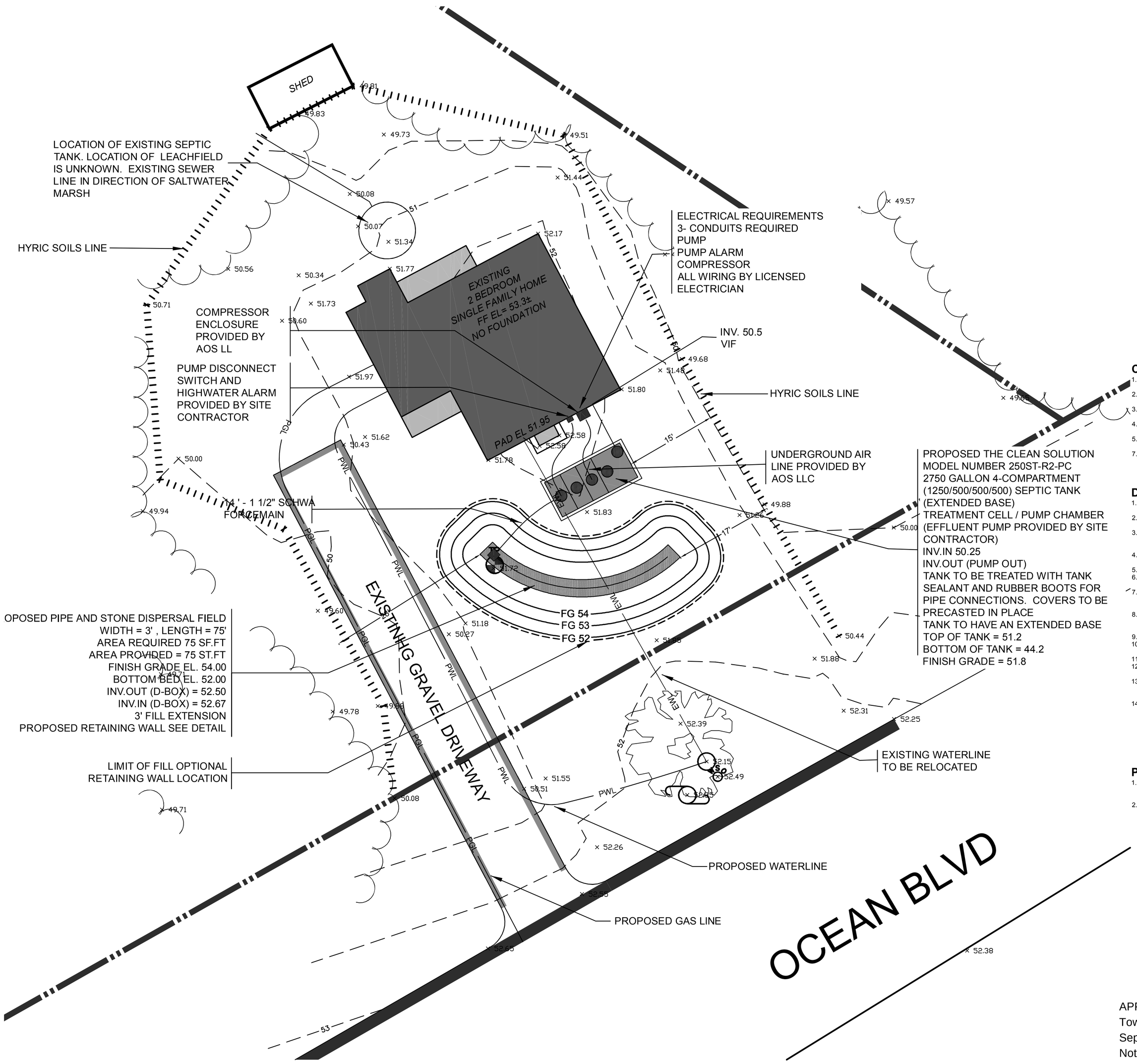
Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-01-2025-----11:31:08----------D:...\BMHOME13							
		52.58	STOOP	40	5014.1068	4938.8562	SS
		52.65	EP**	41	4927.3762	4929.9275	SS
		50.08	EDGLWN	42	4953.2903	4913.8217	SS
		49.78	EDGLWN	43	4968.2544	4903.1599	SS
		49.71	EDGLWN	44	4986.1560	4886.0051	SS
		49.94	EDGLWN	45	5002.8376	4870.3334	SS
		50.71	EDGLWN**	46	5038.4288	4871.0214	SS
		50.56	EDGLWN**	47	5044.6301	4885.1104	SS
		49.81	SHED	48	5076.1856	4906.6538	SS
		49.83	@SHED	49	5071.4091	4897.2555	SS
		51.34	****	50	5049.3254	4912.7616	SS
		51.77	@CORHSE	51	5044.6606	4912.9947	SS
		50.07	BS	52	5051.9786	4907.5179	SS
		50.08	R6BS	53	5057.5797	4906.0939	SS
		49.73	EDGLWN**	54	5067.8361	4911.9772	SS
		50.34	BS	55	5043.5501	4897.2548	SS
		50.60	BS	56	5035.6866	4894.3831	SS
		51.73	CORTS	57	5038.6521	4899.3620	SS
		51.97	CLSHWR*	58	5026.0190	4905.9571	SS
		50.43	BS	59	5014.3134	4905.0485	SS
		51.62	TS	60	5015.6364	4908.7342	SS
		51.78	CORHSE	61	5011.6637	4930.0107	SS
		51.72	PIT	62	4992.9769	4930.9173	SS
		51.18	TS	63	4983.4650	4926.0559	SS
		50.27	BS	64	4981.6154	4923.2052	SS
		51.55	TS	65	4956.7255	4939.8844	SS
		50.51	BS@DR	66	4954.9330	4936.1805	SS
		52.26	ENDSTNS	67	4944.8603	4948.7813	SS
		49.88	GULLY?*	68	4969.2229	4910.9465	SS
		49.60	GULLY?*	69	4985.6531	4900.5874	SS

Point#, Start#-End# or G#= 4-

FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. Try http://bit.ly/1bPpUjq (Unofficial) if this map is down

DigitalGlobe, Microsoft | Esri, HERE


SHED
LOCATION OF EXISTING SEPTIC TANK. LOCATION OF LEACHFIELD IS UNKNOWN. EXISTING SEWER LINE IN DIRECTION OF SALTWATER MARSH
HYRIC SOILS LINE
COMPRESSOR ENCLOSURE PROVIDED BY AOS LL
PUMP DISCONNECT SWITCH AND HIGHWATER ALARM PROVIDED BY SITE CONTRACTOR
EXISTING 2 BEDROOM SINGLE FAMILY HOME FF EL= 53.3± NO FOUNDATION
PAD EL 51.95
ELECTRICAL REQUIREMENTS
3- CONDUITS REQUIRED
PUMP
PUMP ALARM
COMPRESSOR
ALL WIRING BY LICENSED ELECTRICIAN
INV. 50.5
VIF
HYRIC SOILS LINE
UNDERGROUND AIR LINE PROVIDED BY AOS LLC
PROPOSED THE CLEAN SOLUTION MODEL NUMBER 250ST-R2-PC 2750 GALLON 4-COMPARTMENT (1250/500/500/500) SEPTIC TANK (EXTENDED BASE)
TREATMENT CELL / PUMP CHAMBER (EFFLUENT PUMP PROVIDED BY SITE CONTRACTOR)
INV.IN 50.25
INV.OUT (PUMP OUT)
TANK TO BE TREATED WITH TANK SEALANT AND RUBBER BOOTS FOR PIPE CONNECTIONS. COVERS TO BE PRECASTED IN PLACE
TANK TO HAVE AN EXTENDED BASE
TOP OF TANK = 51.2
BOTTOM OF TANK = 44.2
FINISH GRADE = 51.8
74' - 1 1/2" SCHWA FORCEMAIN
OPOSED PIPE AND STONE DISPERSAL FIELD
WIDTH = 3' , LENGTH = 75'
AREA REQUIRED 75 SF.FT
AREA PROVIDED = 75 ST.FT
FINISH GRADE EL. 54.00
BOTTOM BED EL. 52.00
INV.OUT (D-BOX) = 52.50
INV.IN (D-BOX) = 52.67
3' FILL EXTENSION
PROPOSED RETAINING WALL SEE DETAIL
LIMIT OF FILL OPTIONAL RETAINING WALL LOCATION
EXISTINHG GRAVEL DRIVEWAY
EXISTING WATERLINE TO BE RELOCATED
PROPOSED WATERLINE
PROPOSED GAS LINE
OCEAN BLVD
FG 54
FG 53
FG 52
PWL
POL
EWL

EDA LAYOUT
SCALE 1"=10'

GENERAL NOTES:

1. **THIS PLAN DOES NOT REPRESENT A PROPERTY LINE SURVEY. ANY DISCREPANCY BETWEEN THIS PLAN AND THE FIELD CONDITIONS TO BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION. THE INFORMATION PROVIDED ON THIS PLAN HAS BEEN PROVIDED BY THE HOMEOWNER.**
2. **OWNER(S) AND OWNER'(S) BUILDER / SITE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE TOWN OF NORTH HAMPTON AND NHDES PRIOR TO STARTING CONSTRUCTION ON THIS PROPERTY.**
3. THIS PLAN HAS BEEN PREPARED TO REPLACE AN EXISTING FAILED EDA WITH A PROPOSED PIPE AND STONE FIELD USING THE CLEAN SOLUTION SYSTEM FOR A TWO BEDROOM SINGLE FAMILY HOME.
4. THERE ARE NO KNOWN CEMETERIES OR BURIAL SITES WITHIN 100' OF THE PROPOSED EDA.
5. ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR TO FOLLOW NHDES BEST MANAGEMENT PRACTICES GUIDELINES.
6. NO FILL SHALL BE PLACED IN WETLANDS OR SURFACE WATERS.
7. ALL DISTURBED AREAS SHALL BE RESTORED. ONCE WORK HAS BEEN COMPLETED, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED AND ONE MOWING HAS BEEN COMPLETED.
8. CONTRACTOR SHALL VERIFY THAT ALL SEPTIC TIE POINTS AND ELEVATIONS HAVE NOT BEEN DISTURBED PRIOR TO CONSTRUCTION.
9. g.r.spaulding design consultants LLC ASSUMES NO CONTROL OVER THE CONTRACTOR INSTALLATION PRACTICES OR THAT OF THE HOMEOWNER(S) PROPER USE OF THE SYSTEM AND THEREFORE CANNOT GUARANTEE THE PROPER OPERATION OF THE DISPOSAL SYSTEM.
10. THE PRIMARY SETTLING TANK IN THE CLEAN SOLUTION SYSTEM WILL NEED TO BE PUMPED ON A MAXIMUM 2-YEAR CYCLE. MORE FREQUENT PUMPING MAY BE REQUIRED BASED ON INSPECTIONS.
11. ALL SEPTIC TANKS SHALL BE PUMPED EVERY TWO YEARS OR SOONER IF THE THICKNESS OF THE SCUM AND SLUDGE IS EQUAL TO 1/3 OR MORE OF THE TANK LIQUID DEPTH. THE OWNER SHALL FOLLOW Env-Wq 1023 OPERATING REQUIREMENTS FOR AN ISDS.
12. g.r.spaulding design consultants LLC HAS PREPARED THIS PLAN BASED ON INFORMATION PROVIDED BY THE OWNER. THE INFORMATION SHOWN FOR EXISTING CONDITIONS, TEST PITS, WETLANDS AND SOILS HAS BEEN PREPARED BY OTHERS UNDER CONTRACT WITH THE OWNER(S)

CLEAN SOLUTION SYSTEM NOTES

1. THE CLEAN SOLUTION ™ IS MANUFACTURED BY ADVANCED ONSITE SOLUTIONS LLC. CONCORD, NH
2. THE SYSTEM MAINTENANCE AGREEMENT FOR THE CLEAN SOLUTION™ IS PROVIDED BY ADVANCED ONSITE SOLUTIONS LLC.
3. ADVANCED ONSITE SOLUTIONS LLC. AND THEIR REPRESENTATIVES SHALL PERFORM SYSTEM INSTALLATION AND STARTUP.
4. INSTALLER SHALL FOLLOW MANUFACTURER'S GUIDELINES TO PREPARE SITE FOR INSTALLATION OF THE CLEAN SOLUTION™ SYSTEM.
5. INSTALLER SHALL PROVIDE ELECTRICAL SERVICES AS REQUIRED FOR THE INSTALLATION OF THE CLEAN SOLUTION™ SYSTEM.
7. LOCATION OF AIR COMPRESSOR SHALL BE DETERMINED IN THE FIELD BY THE OWNER.

DESIGN NOTES

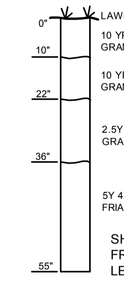
1. ANY DISCREPANCIES OR UNUSUAL CONDITIONS SHALL BE REPORTE TO THE DESIGNER BEFORE CONTINUING WITH THE INSTALLATION.
2. INSTALLER SHALL FOLLOW GUIDELINES OUTLINED IN NHDES ENV-WQ1000 SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.
3. ALL TREES, TOPSOIL, ROOTS, AND ORGANIC MATTER MUST BE REMOVED FROM THE AREA TO BE FILLED, OUT TO AND INCLUDING THE AREA UNDER FILL EXTENSION AND SIDE SLOPES.
4. CONTRACTOR TO PROTECT BASE ELEVATION AREAS FROM SILTATION DURING CONSTRUCTION.
5. FILL MATERIAL TO BE CLEAN MEDIUM TO COARSE SAND, FREE OF TOPSOIL.
6. PLACED ON SATURATED OR FROZEN GROUND. (NHDES ENV-WQ 1021.03 FILL MATERIAL).
7. THE FIRST 6" OF MATERIAL BELOW BED TO BE MEDIUM TO COARSE WASHED SAND, 0.25 TO 2.0 MM EFFECTIVE SIZE, NO GREATER THAN 2% PASSING A 200 SIEVE, AND NO PARTICLES LARGER THAN 3/4".
8. ALL SEPTIC STONE SHALL BE WASHED STONE MEETING NHDES ENV-WQ 1014.10 TYPE OF STONE FOR BEDS OR TRENCHES AND TABLE 1014-2 APPROVED SEPTIC STONE REQUIREMENTS
9. ALL GRAVITY PIPING SHALL BE SDR 35.
10. ALL PERFORATED LATERALS TO EXIT THE DISTRIBUTION BOX AT SAME ELEVATION AND SHALL BE SDR35
11. NO VEHICLES SHALL PASS OVER EDAAT ANY TIME.
12. SEPTIC TANK ACCESS STACKS SHALL BE BROUGHT TO WITHIN 6" OF THE FINAL GRADE.
13. THERE SHALL BE A MINIMUM 4" (COMPACTED) OF LOAM SUITABLE FOR SEEDING ON ALL DISTURBED AREAS. ALL AREAS SHALL BE STABILIZED WITH MULCH OR HYDRO SEEDED. ALL LAWN AREAS SHALL BE RAKED PRIOR TO PLACING SEED.
14. THE OWNER(S) OF THIS PROPERTY UNDERSTAND THAT THIS PROPERTY DOES NOT MEET CURRENT NH DEPARTMENT OF ENVIRONMENTAL SERVICES SEWAGE DISPOSAL SYSTEM RULES AND THAT THE PROPERTY'S SOILS AND LOT SIZE ARE LIMITING FACTORS. THE OWNER(S) ASSUMES ALL RESPONSIBILITIES FOR THE OPERATION OF THIS SYSTEM AND WILL NOT HOLD , g.r.spaulding design consultants, LLC OR ADVANCED ONSITE SOLUTIONS INC. RESPONSIBILITIES FOR THE OPERATION OF THIS SYSTEM.

PROJECT CLOSE-OUT

1. INSTALLER SHALL PROVIDE THE OWNER WITH AN AS-BUILT PLAN SHOWING MEASURED TIES TO THE CORNERS OF THE EDA, LOCATION OF D-BOX AND SEPTIC TANK ACCESS POINTS.
2. INSTALLER SHALL PROVIDE OWNERS WITH A COPY OF NHDES OPERATION APPROVAL AFTER FINAL INSPECTION.

APPROVED *Michael Cuomo 11 May 15*
Town of North Hampton
Septic System Examiner
Notice: North Hampton requires a basal area (scarification) inspection.
Call CEO 24 hours in advance at 964-8650.

TEST PIT NO.1 SEPTEMBER 3, 2014


0"
10"
22"
36"
55"
LAWN / FINE ROOTS
10 YR 3/2 - FINE SANDY LOAM GRANULAR FRIABLE
10 YR 4/4 GRAVELLY LOAMY SAND GRANULAR FRIABLE
2.5Y 4/4 GRAVELLY LOAMY SAND, GRANULAR FRIABLE WITH REDOX
5Y 4/3 GRAVELLY LOAMY SAND FRIABLE MASSIVE

SH2O 22"
FREE WATER 32"
LEDGE NO REFUSAL
ROOTS 26"

TEST PIT PERFORMED BY STOCKTON SERVICES - ANNE BIALOBRZESKI
TEST PITS WITNESSED FOR THE TOWN OF NORTH HAMPTON BY RCCD - MICHAEL CUOMO

PERC TEST 8 MIN./IN.
ROCKINGHAM COUNTY SOIL SURVEY - (WEB SOIL SURVEY)

599 - URBAN LAND - HOOSIC COMPLEX MAPPED AREA IN AREA OF PROPOSED EDA

997 IPSWICH MUCKY PEAT, LOW SALT - AREA BEHIND SHED

DESIGN DATA:

DESIGN FLOW = 2 BEDROOMS @ 150 GPD/ BEDROOM = 300 GPD
MIN. AREA REQUIRED = 75 SQ.FT
AREA PROVIDED = 107 SQ.FTF

DESIGN INTENT:

BOTTOM OF EDA TO BE SET AT ELEVATION 52.00 TO MAINTAIN 2.0 FT TO ESHWT (4' TO LEDGE). THIS WILL RESULT IN THE BOTTOM OF THE BED BEING SET AT 0.3 FEET ABOVE EXISTING GRADE ALONG THE HIGH SIDE OF THE EDA. REPLACEMENT SYSTEM TO BE IN SAME LOCATION.

WAIVERS TO THE FOLLOWING NHDES REGULATIONS HAVE BEEN USED TO COMPLETE THIS DESIGN:
Env-Ws 1008.04 MINIMUM DISTANCES TABLE 1008-2

(POORLY DRAINED) - MINIMUM DISTANCE FROM POORLY DRAINED TO AN EDA IS 50'. THIS DESIGN IS BASED ON THE EDA BEING 17 FROM POORLY DRAINED SOILS

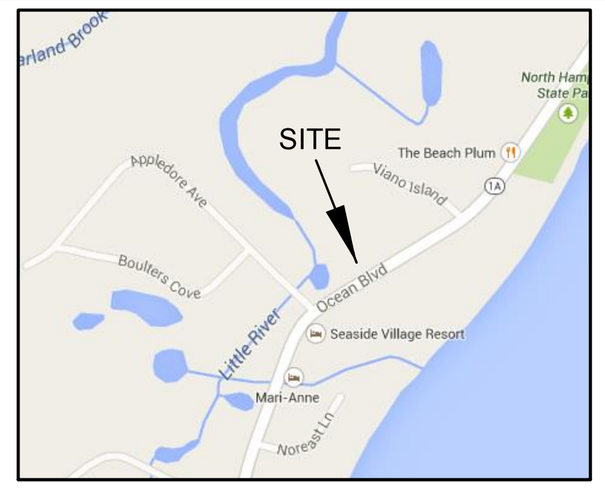
(POORLY DRAINED) - MINIMUM DISTANCE FROM A SEPTIC TANK TO A POORLY DRAINED IS 50'. THIS DESIGN IS BASED ON THE SEPTIC TANKS BEING 15' FROM POORLY DRAINED SOILS.

THESE WAIVERS ALLOW THE REPLACEMENT OF A FAILED ISDS THAT IS LOCATED WITHIN A POORLY DRAINED AREA AND WITH THE WATER TABLE.

WAIVERS TO THE FOLLOWING NHDES REGULATIONS HAVE BEEN USED TO COMPLETE THIS DESIGN:
Env-Ws 1021.04 FILL EXTENSION AND SIDE SLOPES - ALLOW A 3' FILL EXTENSION AND AND 2 TO 1 SIDE SLOPE FOR THIS EDA

LOT INFORMATION:

SUBDIVISION APPROVAL NO.: NA
PREVIOUS CONSTRUCTION APPROVAL NO.: NA
COUNTY: RCRD BOOK: 3141 PAGE: 2978
TAX MAP NO.: 1 LOT NO.: 23
LOT AREA : 1.75 ACRES



LOCUS PLAN: SCALE: NOT TO SCALE

PROPOSED SANITARY SYSTEM PLAN
REPLACEMENT OF A FAILED SYSTEM
Tax Map 1 Lot 23
8 OCEAN BOULEVARD
NORTH HAMPTON, NH

SCALE: 1" = 10' DATE: 3-10-2015

OWNER:
SUSAN B. MORAN TRUST
SUSAN B. MORAN TRUSTEE
P.O. BOX 328
NASHUA, NH 03061-0328

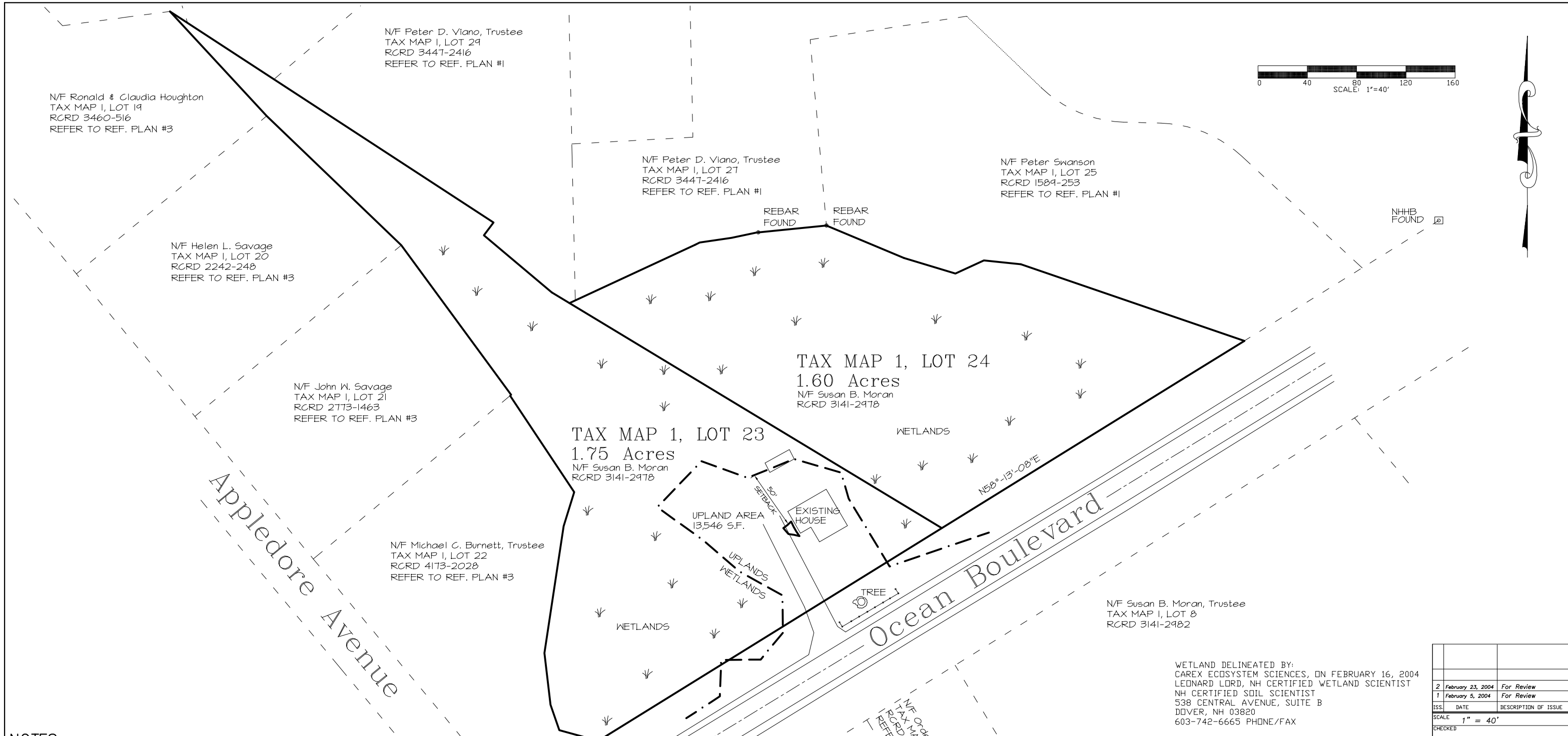
g.r.spaulding design consultants,LLC
providing a balance between growth and the environment
11 HETHLON ROAD, CANTERBURY, NH 03224
Phone (603) 496-9797 Fax (603) 783-4499

NEW HAMPSHIRE
Designe
of
Subsurface D
System
Gary R. Spa
No. 918
Department of Environ

REV.	DATE	DESCRIPTION			
1	xx.xx.xxxx	xxxxxx			
			XX	XX	
			C/O	DR	CK

FILE SHEET

REVIEWED AND APPROVED
IN ACCORDANCE WITH THE
RULES ADOPTED BY THE
NH DEPT OF ENVIRONMENTAL SERVICES
WATER DIVISION
Date: 5/19/2015
#eCA20150519943



NOTES

1) OWNER OF RECORD:
SUSAN B. MORAN, TRUSTEE
UNDER THE SUSAN B. MORAN TRUST
P.O. BOX 328
NASHUA, NH 03061
RCRD: 3141-2978

2) BASIS OF BEARING FROM PLAN REFERENCE #9.
BEARING HELD N58°-13'-08"E BETWEEN
NEW HAMPSHIRE HIGHWAY BOUNDS.

3) THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS PLAN WAS BASED ON FIELD SURVEY, RECORDED PLANS & DEEDS, AND TOWN TAX MAPS. TOTAL LOT AREA IS BASED ON TOWN TAX MAPS. THE PURPOSE OF THIS PLAN IS TO DEPICT PARCEL 23 & 24 AS PER TAX MAP AREAS WITH DELINEATED WETLANDS SHOWN.

WETLAND DELINEATED BY:
CAREX ECOSYSTEM SCIENCES, ON FEBRUARY 16, 2004
LEONARD LORD, NH CERTIFIED WETLAND SCIENTIST
NH CERTIFIED SOIL SCIENTIST
538 CENTRAL AVENUE, SUITE B
DOVER, NH 03820
603-742-6665 PHONE/FAX

REFERENCE PLANS

1) "SUBDIVISION OF LAND IN NORTH HAMPTON N.H." C.D.E.C., INC., 10/30/87. RCRD D-17691.
2) "PLAN OF LAND, LITTLE BOARS HEAD, NORTH HAMPTON, N.H. FOR G. WELLINGTON MOULTON" JOHN W. DURGIN CIVIL ENGINEERS, AUG. 1972. RCRD D-3276.
3) "PROPOSED SUBDIVISION, FIFIELD ISLAND DEVELOPMENT, NORTH HAMPTON, N.H." McKENNA ASSOC., OCTOBER 1969. RCRD D-2435.
4) "PROPOSED SUBDIVISION, FIFIELD ISLAND DEVELOPMENT, NORTH HAMPTON, N.H." McKENNA ASSOC., SEPTEMBER 1968. RCRD D-1367.
5) "REVISION OF LINES, LITTLE BOARS HEAD, NORTH HAMPTON, N.H. FOR WALTER L. BARKER" JOHN W. DURGIN CIVIL ENGINEERS, JUNE 1957. RCRD 02692.
6) "PLAN OF LAND OF JOHN R. FITZGERALD, LITTLE BOARS HEAD, NORTH HAMPTON, N.H." JOHN W. DURGIN CIVIL ENGINEERS, AUGUST 1955. RCRD 02466
7) "PLAN OF LAND IN NORTH HAMPTON, N.H." ALBERT A. MILLER & WILBUR C. NYLANDER, CIVIL ENGINEERS & SURVEYORS, LEXINGTON, MASS., OCTOBER 15, 1951. RCRD 01760.
8) "PLAN OF LAND OF ESTATE OF FELIX VIANO, NORTH HAMPTON, N.H." JOHN W. DURGIN CIVIL ENGINEERS, NOVEMBER 1950. RCRD 01551.
9) "LAND IN NO. HAMPTON, N.H., HEIRS OF THOS. BATCHELDER TO ALVAN T. FULLER" JOHN W. DURGIN CIVIL ENGINEERS, MAY 10, 1927. RCRD 00364.
10) "PORTION OF OCEAN BOULEVARD" TRACED BY N. P. WHITE, AUGUST 1945.

ISS.	DATE	DESCRIPTION OF ISSUE
2	February 23, 2004	For Review
1	February 5, 2004	For Review

SCALE 1" = 40'
CHECKED
DRAWN A.ROSS
CHECKED

ALEX ROSS
CIVIL/STRUCTURAL ENGINEERING SERVICES
39 BREWSTER STREET
PORTSMOUTH, NH 03801
603-433-7560

CLIENT
JAY DENNETT
50 BREWSTER STREET
PORTSMOUTH, NH

TITLE
Parcel Worksheet
for
Susan B. Moran
Map 1, Lots 23 & 24
North Hampton, NH

J.O. NUMBER	DWG. NO.	ISSUE
04-004	1	2

8 OCEAN BLVD

Location	8 OCEAN BLVD	**Assessment**	$487,700
Mblu	001/ 023/ 000/ /	**Appraisal**	$487,700
Acct#	000056	**PID**	1222
Owner	MORAN SUSAN B TRUSTEE	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$78,000	$409,700	$487,700
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2013	$78,000	$409,700	$487,700

Owner of Record

Owner	MORAN SUSAN B TRUSTEE	**Sale Price**	$0
Co-Owner	SUSAN B MORAN TRUST	**Book & Page**	3141/2978
Address	PO BOX 328 NASHUA, NH 03061-0328	**Sale Date**	02/28/1996

Ownership History

Ownership History
No Data for Ownership History

Building Information

Building 1 : Section 1

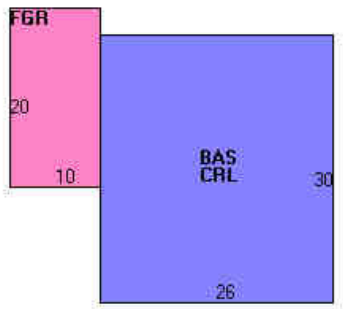
Year Built: 1960
Living Area: 780
Replacement Cost: $102,756
Building Percent Good: 75
Replacement Cost Less Depreciation: $77,100

Building Attributes	
Field	**Description**
Style	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
MH Park	

Building Photo

(http://images.vgsi.com/photos/NorthHamptonNHPhotos//\00\00\38/50.jpg)

Building Layout



Building Sub-Areas			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	780	780
CRL	Crawl Space	780	0
FGR	Garage,Framed	200	0
		1760	780

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	SINGLE FAM MDL-01
Zone	R2
Neighborhood	D
Alt Land Appr	No
Category	

Land Line Valuation

Size (Sqr Feet)	76230
Frontage	
Depth	
Assessed Value	$409,700
Appraised Value	$409,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			128 S.F.	$900	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$80,000	$409,700	$489,700
2011	$80,000	$409,700	$489,700
2010	$78,300	$409,700	$488,000

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2012	$80,000	$409,700	$489,700
2011	$80,000	$409,700	$489,700
2010	$78,300	$409,700	$488,000

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No revenue Stamps required

Know all Men by these Presents,

387

387

That I, Mary I. B. Southworth, of North Hampton, County of Rockingham, State of New Hampshire,

in consideration of One Dollar to me paid by Robert A. Southworth, of said North Hampton,

Southworth to Southworth

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and conveyed and do for my sel f and my heirs, by these presents, give, grant, bargain, sell, and convey unto the said Robert A. Southworth, his heirs and assigns, forever,

Delivered to grantee

A certain parcel of land situate in said North Hampton on the Northwesterly side of Ocean Boulevard, so-called, being bounded and described as follows:

Northerly and Northeasterly by land of Felix Viano; Southeasterly by Ocean Boulevard and Southwesterly by land said to be of Alice J. Garland; said to contain one and eighty-five one-hundredths (1.85) acres, more or less.

The above-described premises were acquired by me by will of my late mother, M. Abbie Bachelder, late of North Hampton aforesaid.

To have and to hold the aforesaid premises, with all the privileges and appurtenances thereunto belonging to the said grantee his heirs and assigns, to their use and behoof forever. And I do covenant with the said grantee his heirs and assigns; ~~that I am lawfully seized in fee of the afore described premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said grantee in manner aforesaid; and~~ that I and my heirs will warrant and defend the same premises to the said grantee his heirs, and assigns, forever, against the lawful claims and demands of all persons. claiming, by, from and under me.

And I, Mary I. B. Southworth am a widow in consideration aforesaid, do hereby relinquish -- right of dower in the before mentioned premises.

And we, and each of us, hereby release our several rights of Homestead in said premises, under and by virtue of any law of this State.

Mary I.B. Southworth

In witness whereof I/ have hereunto set my hand and seal, this 8th day of November in the year of our Lord, one thousand nine hundred and forty-six

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:

Frances T. Kusiak

Mary I. Southworth (L.S.)

STATE OF NEW HAMPSHIRE, Rockingham ss. November 8 1946

Then the above named Mary I. B. Southworth personally appearing, acknowledged the above instrument to be --- free act and deed.

BEFORE ME:

Frances T. Kusiak
Justice of the Peace.

Received and recorded Nov. 18, 2:30 P.M.1946

John W. Green, *Register.*

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$.55 rev.

Know all Men by these Presents,

384

384

That I, Charles L.A.Garland, of North Hampton, Rockingham County, New Hampshire,

Garland to Barker

for and in consideration of the sum of one dollar and other valuable considerations to me in hand, before the delivery hereof, well and truly paid by Irene L.Barker, of Nashua, Hillsborough County, New Hampshire,

del. to W.P. Fowler

have remised, released and forever quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Irene L.Barker, her heirs and assigns forever,

my entire right, title, and interest in and to a certain tract of marsh in Little River Marsh in said North Hampton, comprising about an acre and a half of land bounded and described as follows:

Northerly or northeasterly by land of the heirs of the late Felix Viano, known as Hog Island, and by marsh of the grantee, recently conveyed to her by Robert A. Southworth; southeasterly on the Ocean Boulevard, a state highway; southerly or southwesterly by land of the grantor, as defined by a straight line running from the third white wooden post at the southwest end of the guard rail at the edge of said Boulevard to an iron pipe driven into the ground about 18 feet northwest of said wooden post, and thence to the southwesternmost tip-end, at low-water, of the marshy island lying in the sharp bend of Little River between Fifield's Island and said Boulevard, and thence to the center thread of the new or westernmost channel of Little River between said marshy Island and Fifield's Island; northwesterly and westerly on said new channel and Little River, following the center thread of said new channel to the northwest end of said marshy Island and thence following the center thread of the main channel of Little River northwesterly to the point of intersection with the northerly or northeasterly boundary line above mentioned.

Intending hereby to convey to the grantee all land whatsoever that I may own on the northerly and easterly side of Little River and of said new or westerly channel thereof, on the westerly side of said Boulevard, up to within about sixty feet of my driveway entrance and bridge to my island known as Fifield's Island from said Boulevard.

For my title, see deed to me from Alice J.Garland dated December 31,1943 and recorded in Rockingham Registry of Deeds on July 6,1946. See also my affidavit dated February 11,1946 recorded in Book 1043, page 213, in Rockingham Registry of Deeds.

The grantee, by her acceptance hereof, covenants with the grantor, his heirs and assigns, that she, her heirs, and assigns shall suffer no buildings or signs, during the lifetime of said Charles L.A.Garland and while he remains the owner of any of his present holdings of land on Fifield's Island (adjoining the granted premises) to be built or placed on that part of the granted premises lying south or southwest of the center line of the main channel of Little River running between Hog Island and the grantor's Fifield's Island, as extended to the Ocean Boulevard.

To have and to hold the said premises, with all the privileges and appurtenances thereunto belonging, to the said Irene L. Barker, her heirs and assigns forever; and I do hereby covenant with the said Irene L.Barker, that I will warrant and defend the said premises to her the said Irene L.Barker her heirs and assigns against the lawful claims and demands of any person or persons claiming by, from or under me or my late wife Alice J.Garland, deceased last summer, aforesaid,/

And I do hereby release all rights of Homestead, secured to me by the Statutes of New Hampshire for the consideration aforesaid, do hereby release my right of dower in said premises.

And we, the said and wife of said in consideration aforesaid, do hereby grant and release to said all the right, title, interest, claim or demand which we, or either of us, have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An Act to exempt the Homestead of families from attachment and levy or sale on execution," passed July 4, 1851.

And we, and each of us, do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In witness whereof I have hereunto set my hand and seal, this 2nd day of January in the year of our Lord, one thousand nine hundred and 1947

SIGNED, SEALED AND DELIVERED IN PRESENCE OF the:

William P.Fowler

Charles L.A.Garland (L.S.)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, SS., January 2, A. D. 19 47

Personally appeared the above named Charles L.A.Garland and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

William P. Fowler
Justice of the Peace.

Received and recorded Jan.2, 1:15 PM 1947

John W. Green, *Register.*

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QUITCLAIM DEED

I, SUSAN B. MORAN, a married woman, of 19 Ministerial Road, Bedford, County of Hillsborough, State of New Hampshire 03110, for consideration paid, grant to SUSAN B. MORAN, as Trustee under The Susan B. Moran Trust, a New Hampshire trust created under agreement dated November 1, 1995, with a mailing address of 19 Ministerial Road, Bedford, County of Hillsborough, State of New Hampshire 03110, with QUITCLAIM COVENANTS:

FEB 28 3 38 PM '96
000784O
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Two certain contiguous parcels or tracts of salt marsh land, now in part filled in, lying on the Northwesterly side of the Ocean Boulevard (between it and Little River) in Little Boar's Head District, Town of North Hampton, County of Rockingham, State of New Hampshire, together with the cottage and its built-in garage thereon, which two parcels have a total area of about 3.35 acres of land, and are bounded and described as a single tract as follows:

NORTHEASTERLY, NORTHERLY, and again NORTHEASTERLY by land (in large part formerly of the heirs or devisees of Felix Viano, deceased, and in part formerly known as Hog Island) now or formerly comprising marsh of Lillian Bradford Kosky, formerly Lillian Bradford Viano, land now or formerly of Alfred L. Viano, land now or formerly of Lawrence F. Viano, and filled-in marsh now or formerly of Agnes F. Viano (formerly of Lillian Bradford Viano or Lillian Bradford Kosky);

SOUTHEASTERLY on the Ocean Boulevard, a state highway;

SOUTHWESTERLY by land formerly of the late Charles L. A. Garland (and over which he gave the State of New Hampshire a highway right-of-way by his deed dated January 2, 1947) and now or formerly of Gilman Wellington Moulton and Pauline A. Moulton, as defined by a straight line (some sixty feet distant from the Garland or Moulton driveway) running from what was formerly or is the third white wooden post at the Southwest end of the guard rail at the edge of said Boulevard to an iron pipe driven into the ground about eighteen feet Northwest of said wood post, and thence to the Southwesternmost tip-end, at low-water, of the marshy island lying in the sharp bend of Little River between Fifield's Island and said Boulevard, and thence to the center thread of the new or Westernmost channel of Little River between said marshy island and Fifield's island; and

NORTHWESTERLY, WESTERLY, and again SOUTHWESTERLY on said new channel and Little River, following the center thread of said new channel (by land formerly of the said Garland, and now or formerly of said Moultons) to the Northwest end of said marshy island and thence following the center thread of the main channel of Little River (still by said land formerly of said Garland, now or formerly of said Moultons) Northwesterly

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to the point of intersection with the Northerly or Northeasterly boundary line first above mentioned.

Including and intending hereby to convey to the grantee herein all the land, with any buildings now thereon, acquired by The Barker Foundation Inc. by the deed of Irene L. Barker dated December 28, 1962 and recorded in the Rockingham County Registry of Deeds at Book 1655, Page 384; together with all the land, as well as all buildings now thereon, acquired by Irene L. Barker as part of the second parcel of land conveyed to her by the deed of Robert A. Southworth dated November 9, 1946, recorded in Book 1061, Page 410, of said Registry of Deeds, and all the land conveyed to said Irene L. Barker by the confirmatory deed of Mary I. B. Southworth dated January 21, 1947, recorded in Book 1062, Page 429, of said Registry.

Excepting, however, from the land acquired by the said Irene L. Barker under the two last-mentioned deeds the parcel of strip of marsh (to the extent not reconveyed to her) and appurtenant rights of way, rights to lay pipes and underground wires, with any other rights, as conveyed to Lillian Bradford Viano by deed of Irene L. Barker dated August 28, 1950, recorded in Book 1182, Page 210, of said Registry of Deeds; but including in the within conveyed tract the portion of said last-mentioned parcel or strip of marsh that was reconveyed to Irene L. Barker by deed of said Lillian Bradford Viano dated June 21, 1958, recorded in Book 1470, Page 174, of said Registry of Deeds, subject to all existing or reserved rights to carry water and/or other utilities across said marsh, and other rights, as in her said deed more fully set forth - the portion of said parcel or strip that has been so reconveyed to Irene L. Barker and which is included in the tract herein conveyed being shown on a certain plan filed on June 24, 1958, in Plat 85, Page 14, of said Registry of Deeds, and entitled "Revision of Lines Little Boar's Head North Hampton, N.H. for Walter L. Barker Scale:- 1 in. = 20 ft. June 1957 John W. Durgin Civil Engineers"

Meaning and intending to describe and convey the same premises as conveyed to Irene L. Barker by deed of The Barker Foundation Inc., dated December 31, 1962, and recorded in the Rockingham County Registry of Deeds at Book 1663, Page 288. Irene L. Barker died September 19, 1979, and a certified copy of the death certificate is recorded herewith. The premises described herein were inherited by Susan B. Moran from the Estate of Irene L. Barker. See Hillsborough County Probate Records #100-507.

For a plan showing said parcel or strip of marsh as originally conveyed by Irene L. Barker to said Lillian Bradford Viano on August 28, 1950, prior to her above reconveyance, and showing also the other Northerly and Northeasterly boundaries of the within conveyed tract, see the parcel marked "Lillian B. Viano" lying directly under the

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parcel marked "B" on the "Plan of Land of Estate of Felix Viano North Hampton, N.H. Scale:- 1 in. = 40 ft. Aug. 1950 Revised Nov. 1950" by John W. Durgin, Civil Engineers, as filed on December 26, 1950, in Flat 50, Page 17, of the said Registry of Deeds; and see also, for said other Northerly and Northeasterly boundaries, the parcels marked "G", "F", "E", and "D" on said Plan.

The within conveyance is made subject to all rights excepted by and/or reserved to said Lillian Bradford Viano in said strip or parcel of marsh in her said last-mentioned deed to Irene L. Barker; and subject to existing Zoning Laws and Subdivision Laws of Little Boar's Head District and/or the Town of North Hampton, so far as now in force and applicable; also subject to and with the benefit of all existing rights of flowage, drainage, and other rights, if any, in said Little River or otherwise, and to existing highways and rights of way, if any, across or along said tract.

Consideration paid is less than $100.00

This deed was prepared by information supplied by the Grantor and no independent title examination has been conducted.

DATED this 28 day of FEBRUARY, 1996.

Douglas M Barker
Witness

Susan B Moran
Susan B. Moran

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 28 day of February, 1996, by SUSAN B. MORAN.

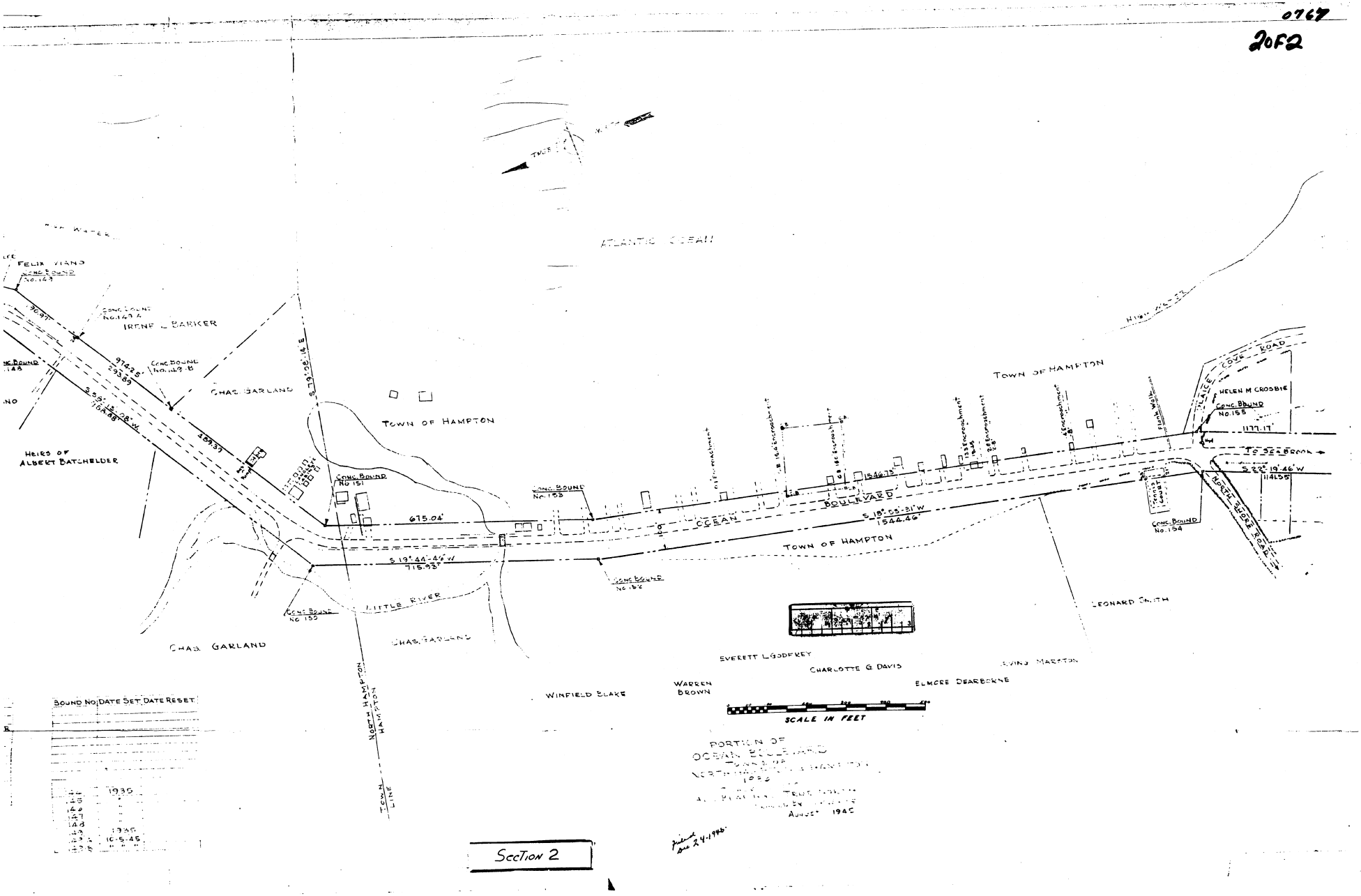
Carol A Larouche
Notary Public

CAROL A. LAROUCHE, Notary Public
My Commission Expires March 11, 1997

My Commission expires: 3/11/97

(Seal)

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR. 02 28 96
214228
AMOUNT $40.00
VOID IF ALTERED



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